

GENERAL INDUSTRIAL (GI)



**City of
Eustis**

Extracted from the City's Land Development Regulations (LDRs)

This land use designation is provided for those businesses that may have one or more objectionable uses such as noise, dust or odor. The purpose of this district is to provide a method whereby industries necessary to the area, but with inherent characteristics which could prove obnoxious or detrimental to a different type of industrial operation, may locate in the most suitable and advantageous spots to minimize inconvenience to the general public. This district also offers greater economy and freedom to the industrial developer by the relaxation of certain standards and screening requirements within the district itself.

Permitted Uses:

- ☐ All Light Industrial/Research
- ☐ Car Sales, Leasing & Related Services
- ☐ Car Wash, Full or Self Service
- ☐ Commercial Neighborhood
- ☐ Convenience Store with & without Gas Station
- ☐ Drive Thru Sales or Service
- ☐ Fast Lube/Oil Change
- ☐ Government Building
- ☐ Heavy Industrial
- ☐ Indoor Shooting Range
- ☐ Major Vehicle Service
- ☐ Mobile Vendor
- ☐ Outdoor Kennel
- ☐ Research Lab w/o manufacturing
- ☐ Self Service Storage
- ☐ Sports Complex
- ☐ Vehicle Parts & Accessories (Sales)
- ☐ Warehouse & Freight Movement
- ☐ Wholesale Trade
- ☐ Wireless Communication Antenna &/or Towers
- ☐ Wireless Communication Antenna &/or Towers Camouflaged

Conditional Uses (those allowed by the City Commission):

- ☐ Adult (Permitted with Limitations)
- ☐ Crematorium
- ☐ Elementary, Middle, & High School
- ☐ General Agricultural
- ☐ General Vehicle Service
- ☐ Major Vehicle Service
- ☐ Outdoor Shooting Range
- ☐ Pharmacy
- ☐ Retail Sales or Services
- ☐ Vocational School

(see Sec. 109-4: Use Regulations Table of the LDRs)

Light Industrial including research. Research uses shall include theoretical & applied research in all the sciences, product development & testing, engineering, & marketing development provided that the by-products of the activity (smoke, noise odor, refuse, vibration, intense glare, heat, & light, etc.) do not create a nuisance beyond the property on which the activity is located. Clean, light industrial uses shall include manufacturing, fabricating, processing, converting, altering & assembly of various products, including original works of art, provided that the by-products of the activity (smoke, noise, odor, refuse, vibration, intense glare, heat, & light, etc.) do not create a nuisance beyond the property on which the activity is located. No open storage without screening from public view is permitted for light industrial, clean/research uses. The term "nuisance" as used in this definition is determined by City staff. The manufacture & distribution of original works of art may also include a room or series of rooms devoted exclusively to the display of art work available for purchase.

Impervious Surface: Not more than **75%** of the total parcel. (Percentage of net buildable area)

Impervious surface is any surface that rain can't penetrate including driveways, sidewalks, pools & pool decks, structures, & gravel.

Maximum Building Height: 35'

Density: Not Applicable

Minimum Open Space: 10% (w/i/Wekiva); **Outside Wekiva:** 10%

Frontage Buildout: 50%/90%/100%*

Frontage buildout is the length along a line parallel with the street. *Consult the LDRs Sec. 110.4.11 thru Sec. 110.4.16.

Floor Area Ratio: Up to 2.5 or 250% of parcel.

Setbacks*: Street: 0'/5'/10'/25'/75'; Common Lot: 0'/5'/10'/25'; Rear: 5'/10'/15'/25' * NOTE: Setbacks are dependent on the particular lot type along with the particular Design District.

Special Regulations:

Metal buildings may be constructed in the **GI District** (as defined in Sec. 115-6.1.2 of the LDRs).

Trash containers, & garbage dumpsters must be screened. (see Sec. 115-4.10 of the LDRs)

Off-street parking must be addressed (see Sec. 115-4.4 Parking Requirements in the LDRs)

Landscaping & buffering must be addressed (see Sec. 115-9. General Landscaping Standards in the LDRs)

Site lighting must be addressed for pedestrians & vehicles (Sec. 115-4.5. Site Lighting in the LDRs)

Sign applications are permitted through the Building Dept. (Sec. 115-11. Signage Standards in the LDRs)

Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine & xeric oak communities shall protect these areas as dedicated open space or conservation easements with the total open space equal to at least 35% of the net buildable area.

Please Note: The regulations are general in nature and have not been deemed all inclusive.